

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12664, of the Vestry of St. Patrick's Episcopal Church, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.41 for a modification of BZA Order No. 8131 to permit extension of hours of operation of St. Patrick's Nursery School in the R-3 District at the premises 1655 Foxhall Road, N.W., (Square 1350, Lot 156).

HEARING DATE: May 24, 1978

DECISION DATE: May 24, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The subject St. Patrick's Nursery School is located in the facilities of the St. Patrick's Episcopal Church located at the southeastern corner of the intersection of Foxhall and Reservoir Roads, N.W., and is known as 1655 Foxhall Road, N.W. It is in an R-3 District.
2. By BZA Order No. 8131, dated April 20, 1965, the Board permitted the construction of a two-story classroom building on the east side of the then existing school building. This addition, with the existing building, would then accommodate 110 children in the Nursery School. The children were of pre-school age, two to six years. The hours of operation were from 9:a.m. to 11:45 a.m., five days per week.
3. The applicant now requests a single modification of the aforementioned BZA Order No. 8131 to permit an extension of hours of operation of the subject nursery school. A modification is requested to extend the closing hour to 3:30 p.m.
4. The nursery school was established in 1956 to serve the needs of community children of pre-school age. The program of instruction offered is designed to prepare the children for elementary school, whether it be public, parochial or private.
5. The need to expand the pre-school operation from morning until early afternoon is a result of the need by working parents for longer day care for pre-school children and the growing awareness of the capacity and appropriateness of longer hours for the nursery student.

6. The extension of the hours of operation will not increase the present student enrollment nor the number of staff. The half-day program will not be discontinued nor are there any plans to have additional half-day afternoon classes.

7. The extension of hours is during the day and the nature of the school program is such that students are inside most of the time except for thirty minute recreation periods which are well supervised by teachers. The exterior recreation area is separated from the nearest properties by a public alley on one side and a street with a median strip (Greenwich Parkway) on the other.

8. The students are supervised at all times both inside the church facility and outside. The school has enjoyed a good relationship with neighbors in this regard as indicated by the many letters of support in the file.

9. The nine provided parking spaces fully accommodate the staff of the school facility.

10. Under the present hours of operation all of the children are dismissed in their carpool system at 11:45 a.m. Under the proposed hours of operation the pick-up times would be divided between those children who wished to remain on the half-day program and would leave at 11:45 a.m., and the 3:00 p.m. dismissal time for those who wished to exercise the option for the full-day program.

11. Forty-five per cent of the nursery school children live within a ten block radius of the school. Most of the other children live within a few blocks of the ten block radius. Approximately ninety per cent of the students are from the District of Columbia.

12. Total playground area is approximately 15,000 square feet. Outside space consists of approximately 2,000 square feet for structured play area and approximately 6,000 square feet for unstructured play. Inside the building within the auditoriums and large rooms, there is an additional 7,000 square feet of space available for play activities.

13. There will be no articles of commerce for sale on the subject site.

14. The applicant has met with various citizen organizations and neighborhood residents. There are many letters in the record in support of the application and one letter in opposition.

15. There was no opposition to the application at the public hearing.

16. Advisory Neighborhood Commission 3B filed no recommendation on the application.

17. The reference to the hours of operation of the facility contained in Finding of Fact No. 3 of Order No. 8131 was as requested by the applicants and was not a result of an imposed condition of the Board.


CONCLUSIONS OF LAW:

The Board concludes that the applicant's request for an extension of hours of operation to 3:30 p.m., complies substantially with all the requirements of Paragraph 3101.41 of the Zoning Regulations in that there will be no articles of commerce for sale; the school is so located and the activities conducted therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students, or other objectionable conditions; the subject use is reasonably necessary or convenient to the neighborhood which it serves; the enrollment is limited primarily to children residing in that neighborhood; and on the same lot with the subject use there is not less than one hundred square feet of play area for each child. The Board concludes that by lengthening the hours of operation, and by thus establishing two dismissal times, any traffic congestion caused by the school would be reduced. The Board further concludes that the relief can be granted without adversely affecting the use of neighboring property and it is in harmony with the general purpose and intent of the Zoning Regulations. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 5-0 (Charles R. Norris, William F. McIntosh, Chloethiel Woodard Smith, John G. Parsons and Leonard L. McCants to GRANT).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


STEVEN E. SHER
Executive Director

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF ORDER: 16 JUN 1978